

026.0

0006

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,005,500 / 1,005,500

USE VALUE: 1,005,500 / 1,005,500

ASSESSED: 1,005,500 / 1,005,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34-36		WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS STEVEN & MICHELLE
Owner 2:	
Owner 3:	

Street 1: 22 MOCASSIN PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ORFANOS STEVEN -

Owner 2: -

Street 1: 22 MOCASSIN PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2756 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5000.000	549,500		456,000	1,005,500			
Total Card		0.115	549,500		456,000	1,005,500	Entered Lot Size		
Total Parcel		0.115	549,500		456,000	1,005,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	364.84	/Parcel: 364.8	Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID 026.0-0006-0004.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	549,600	0	5,000.	456,000	1,005,600	1,005,600
2019	104	FV	410,200	0	5,000.	484,500	894,700	894,700
2018	104	FV	410,200	0	5,000.	353,400	763,600	763,600
2017	104	FV	385,900	0	5,000.	307,800	693,700	693,700
2016	104	FV	385,900	0	5,000.	262,200	648,100	648,100
2015	104	FV	344,400	0	5,000.	256,500	600,900	600,900
2014	104	FV	344,400	0	5,000.	210,900	555,300	555,300
2013	104	FV	358,100	0	5,000.	200,600	558,700	558,700

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS STEVEN,	63415-166		3/27/2014	Convenience		1	No	No	
BRESCIA JOHN	29903-523		3/11/1999		357,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	163	PATRIOT
6/14/2000	MLS		
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
8/10/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

2021



EXTERIOR INFORMATION

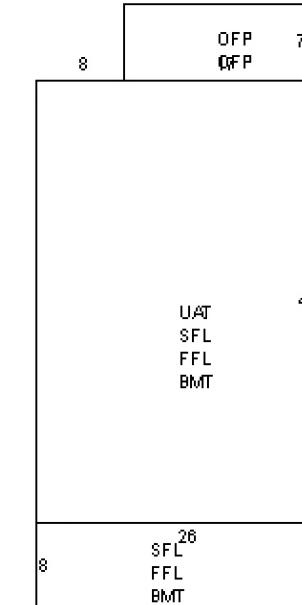
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	WHITE
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMs: 15	BRs: 6
	Baths: 2	HB

OTHER FEATURES

Kits:	2	Rating: Good
A Kits:		Rating:
Fpl:	2	Rating: Average

WSFlue:		Rating:
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GENERAL INFORMATION

Grade: C - Average

Year Blt: 1923 Eff Yr Blt:

Alt LUC: Alt %:

Jurisdct: Fact: .

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD

Prim Int Wall: 2 - Plaster

Sec Int Wall: %

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors: 4 - Carpet 25%

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 1 - Oil

Heat Type: 5 - Steam

Heat Sys: 2

% Heated: 100 % AC:

Solar HW: NO Central Vac: NO

% Com Wall: % Sprinkled:

Depreciated Total: 549511